

REQUEST FOR PROPOSALS

Historic Structure Preservation/Redevelopment
Louisville Historic Grain Elevator Property
540-544 County Road
Louisville, Colorado 80027



SUMMARY

The City of Louisville, Colorado is seeking a development partner to acquire, stabilize, rehabilitate, and redevelop property located at 540-544 Front Street. The Louisville Historic Grain Elevator and a retail building occupy the site. The City is looking for interested parties to revitalize one of the community's significant historic structures and revitalize the property to advance the growth of downtown Louisville.

ABOUT THE CITY

City of Louisville is a Colorado municipality with approximately 19,000 residents. The City, incorporated in 1882, lies in Boulder County roughly six miles east of the City of Boulder and 25 miles northwest of Denver. The community prides itself on being a family focused small town where its residents can enjoy the Colorado lifestyle and its businesses can thrive. Louisville has an authentic walkable downtown where its history is told by its design and its buildings. The downtown has an energetic volunteer-driven

downtown business association that supports successful restaurants and shops. The area is active 12 months of the year and its festivals draw crowds of 5,000 to 7,500 regional attendees. Downtown retail sales have increased significantly in the past few years which shows strength for the downtown market.

The community has received several recognitions from national magazines.



2011 #1 Place to Live in America
2009 #1 Place to Live in America



2012 Best Towns for Families



Supported by the State's only voter-approved historic preservation sales tax, the City has a Historic Preservation Fund (HPF) which is used to help property owners rehabilitate and preserve those resources which contribute to the character of Historic Old Town Louisville.

PROJECT BACKGROUND

The Historic Grain Elevator, located on the east side of Front Street and south of Pine Street, has been listed as a contributing property on the National Register of Historic Places. Built in 1908, the Historic Grain Elevator is historically and visually the most significant structure associated with the agricultural history in Louisville. Its stacked plank frame construction and functional design illustrate an important architectural resource associated with agriculture. The Historic Grain Elevator is within historic Old Town Louisville area as defined in the Historic Preservation Fund ballot measure and therefore is eligible for Historic Preservation Fund grant funding. The building is listed on the National Register of Historic Places. The 2000 architectural survey for the Historic Grain Elevator can be found [here](#).

In the fall of 2010, on recommendation of the Historic Preservation Commission (HPC), the City Council authorized city staff to conduct an assessment of the Historic Grain Elevator in order to determine if the building was structurally sound and could be rehabilitated. The assessment was completed in May 2011, and indicated the building

could be stabilized at a cost of about \$680,000. A copy of the structural assessment may be downloaded from the [City's webpage](#).

The vacant Historic Grain Elevator property has been recently purchased by the City (Boulder County parcel number: 157508400017), consisting of 1.069 acres. In addition to the grain elevator (with a footprint of 2,460 square feet), there is a 3,350 square foot, one-story building, and a small metal shed. Appendix A outlines items discovered through the ALTA survey of the property.

The desire of the City Council is for the Historic Grain Elevator reused for a non-governmental use. The remaining parcel may be redeveloped, while new construction should respect the nature of the property, the Historic Grain Elevator, and the surrounding neighborhood.

A public meeting was held on October 4, 2012 to receive input of desirable reuses of the Historic Grain Elevator and property. Some of the responses received were;

Destination Restaurant	Antique Mall
Garden Center	Museum
Local Bakery	Caterer
Rail Station	Entertainment Facility
Late Hour Destination	Children Activity Center
Hotel	Conference Facility

The above uses are not an exclusive list of uses for which the property may be used. Creativity is encouraged for the redevelopment of the property. Redevelopment concepts may use the Historic Grain Elevator as a component of a larger project.

CITY ASSISTANCE

The City is willing to provide significant financial assistance to the redevelopment of the Historic Grain Elevator. The level of assistance is dependent upon the redevelopment plans and how much those plans correspond with the community's vision for the property and the efforts to maintain the historic integrity of the Historic Grain Elevator. The forms of assistance may be the following:

- Discounted purchase price or donation of the property
- Forgiveness of open space land dedication requirements
- Rebates of building permit fees
- Rebates of construction use taxes
- Grants or loans to the project
- Application assistance for grants/loans from other governmental agencies

SUBMITTAL REQUIREMENTS

Interested investors, developers, non-profit organizations and end users are invited to submit redevelopment proposals for the historic preservation of the Historic Grain Elevator and redevelopment of the site.

The proposal must include responses to the following;

- Description of the Project.
- The projected use(s) for the buildings.
- The projected use of the land immediately surrounding the building.
- Estimated timeline for completion of the redevelopment project.
- Summary of financial sources for the rehabilitation of the Historic Grain Elevator and development of the remaining parcel must be included. A clear understanding of the costs associated with the project must be demonstrated. Illustrate and explain the need for any financial funding requested from the City.
- A financial feasibility plan for the ongoing operations of the site when it is fully operational.
- Estimations of sales revenue generated from the property.
- A marketing plan, if proposal includes constructing speculative space.
- Include any land use concessions by the City which will be required to accomplish the proposed plan.
- The name, address, phone, and email address of proposer.
- The name and address of all proposed sub-contractors who are proposed to provide services, if known.
- A description of the participating investors/developers, including qualifications of each. Include any experience with projects specifically related to historic preservation.
- Examples of other relevant projects that demonstrate the viability of the proposed development in Louisville.
- Examples other than those listed above that illustrate your specific role in other similar projects and demonstrate your ability to successfully complete this type of development.

1 hard copy and an electronic copy (pdf) of each proposal must be submitted to be considered.

EVALUATION CRITERIA

Proposals will be evaluated by the following criteria. This list is not an exhaustive list, but a general indication of the main benefits desired from the project.

- Successful historic rehabilitation of the Historic Grain Elevator
- Reuse of the Historic Grain Elevator and surrounding property which correlates with other uses in downtown Louisville.
- The amount of assistance requested from the City in relation to total costs of the project.
- Financial benefits of the project to the City (i.e. increased tax revenue)

TIMELINE

The City of Louisville will receive proposals in response to this Request For Proposals (RFP) until 3:00 PM Mountain Daylight Time, “our clock,” on **Wednesday, January 23, 2013**. Proposals received after that time will not be reviewed. Proposals must be in a sealed envelope plainly marked with the project name “Louisville Historic Grain Elevator Preservation/Redevelopment Proposal” and shall be addressed to the Project Manager.

The City shall contact those applicants chosen for an interview in February 2013, and the recommended proposal taken to the City Council in March 2013. Subsequent to their approval, the parties would enter into contract negotiations.

The assistance provided by the City will be committed through a development agreement with the selected party. Any disposition of real estate by the City is executed through an ordinance and such disposition would be effective 30 days after final publication of the ordinance.

PROJECT ADMINISTRATION

We welcome your questions; please start with the project manager below:

Aaron M. DeJong
Economic Development Director
AaronD@LouisvilleCO.gov
749 Main Street
Louisville, CO 80027
303-335-4531

Resources are available on the [city's website](#) and the [Historic Preservation Commission page](#):

Thank you. We look forward to reviewing your proposal.

TERMS AND CONDITIONS

When preparing a proposal for submission in response to this RFP, applicants should be aware of the following terms and conditions which have been established by the City of Louisville:

- A. This request for proposals is not an offer to contract. The provisions in this RFP and any purchasing policies or procedures of the City are solely for the fiscal responsibility of the City, and confer no rights, duties or entitlements to any party submitting proposals. The City of Louisville reserves the right to reject any and all proposals, to consider alternatives, to waive any informalities and irregularities, and to re-solicit proposals.
- B. The City of Louisville reserves the right to conduct such investigations of and discussions with those who have submitted proposals or other entities as they deem necessary or appropriate to assist in the evaluation of any proposal or to secure maximum clarification and completeness of any proposal.
- C. The successful proposer shall be required to sign a written agreement with the City in a form provided by and acceptable to the City.
- D. The City of Louisville assumes no responsibility for payment of any expenses incurred by any proponent as part of the RFP process.





LOUISVILLE GRAIN ELEVATOR - NATIONAL REGISTER LANDMARK



Grain Elevator – Circa 1916



Grain Elevator – Current Photo

Appendix A – Property Information

An ALTA survey has been conducted for the property which may be [downloaded here](#).

Several items exist which are in the process of being remedied. Below is a description of those items.

Northern Boundary

The southern neighbor has a fence which encroaches approximately 2 feet on the property. The neighbor has been notified of this encroachment and this is expected to be resolved once a redevelopment plan has been identified. The neighbor has also used the property to access the back of their parcel. They have recognized this use does not constitute a right to use the property.

A City storm sewer crosses the property which is currently not within a recorded easement. The City will place the easement on the property prior to a sale of the property.

Eastern Boundary

The eastern boundary of the property follows a prior railroad spur. Two corners of the Historic Grain Elevator rest on the adjacent property owner to the South. Determining the revised boundary between the two parcels may be done either prior to a development agreement or in conjunction with the selected party for the project. This boundary limits the potential of both parcels due to the location of the Historic Grain Elevator and the limited access it causes to the adjacent property owner. The southern property owner is willing to remedy this item.

The BNSF Railroad currently has an easement on the property to the East. The City is committed to resolving this issue with BNSF prior to disposition of the property.

Building Condition

The City may undertake some repair/stabilization/protection work on the Historic Grain Elevator to minimize the deterioration of the building. These actions will be minimal as the City wants to limit making improvements to the building which would not be beneficial to the future use of the property.

Historic Landmarking

The City will be enacting a local Historic Landmark distinction for the Historic Grain Elevator building prior to any sale.

Platting

The property has not been platted into the City of Louisville. The City will coordinate with the developer as to the plat submittal for the property.

Floodplain Issues

A majority of the property is within the 100-year floodplain as established by the Army Corps of Engineers. Historic structures are exempt from rules pertaining to redevelopment of properties in the floodplain. Any new construction projects will have to comply with building regulations regarding properties with the 100-year floodplain.